

# PAYNE PHALEN DISTRICT FIVE PLANNING COUNCIL

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September 11<sup>th</sup>, 2014

Bill Dermody, City Planner  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102

**RE: Zoning File 140325-680 Rezone from R4 One Family Residence to T2 Traditional Neighborhood  
619-627 Wells Street between Edgerton and Payne Avenue.**

Dear Bill Dermody:

This letter is to serve as notice of the District Five Planning Council's position or recommendation on the above matter that is on the September 25<sup>th</sup>, 2014 Agenda of the St. Paul Zoning Committee.

The Payne Phalen District Five Planning Council's Community Planning & Economic Development (CPED) Committee met on Tuesday, September 9, 2014 at the Arlington Hills Community Center. The above zoning matter was on the agenda. The owner of the parcels is the St. Paul Housing and Redevelopment Authority (HRA). Presenting to CPED were Anne DeJoy of the East Side Neighborhood Development Company (ESNDC) which is investing CDBG funding into the project and which has completed a Parking Study of the Payne Avenue commercial corridor and Mr. Mike Wagner, who is the proposed private developer of the parcels and a part business owner of a commercial business on Payne Avenue.

Members of the District Five CPED Committee previously participated in and have discussed the results of the Parking Study which supports development of parking resources on Payne Avenue. District Five CPED and Board have affirmed a need for designated business parking to improve the business climate, to relieve parking congestion on surrounding residential streets, and allow for business expansion and the development of local jobs.

**The CPED Committee voted unanimously to recommend approval of the proposed plans and rezoning to T2 for these parcels 619-627 Wells.**

This CPED action will appear on the District Five Board of Director's Consent Agenda at its September 30, 2014 meeting.

Please do not hesitate to contact me if you have questions regarding this District Five Planning Council advisory input to the Zoning Committee.

Sincerely,



Leslie McMurray  
Executive Director

506 KENNY ROAD, SUITE 130, SAINT PAUL, MINNESOTA 55130-4554

TEL # (651) 774-5234  FAX # (651) 774-9745

E-MAIL: DISTRICT5@PAYNEPHALEN.ORG

WWW.PAYNEPHALEN.ORG